RM/MF CCR Review

Introductions Basics of RM/MF

Overview

QUESTIONS

PRESENTED BY:
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RM/MF CCR Review

• Introductions
  – Taskforce
  – Technical Staff

• City Council Request Overview
  – Expectations of Taskforce
  – Meetings

• Basics of RM and MF Districts
  – Uses, Density, Standards
  – Top Concerns to address
RM/MF CCR Review

• Council Consideration Request (CCR)
  – Councilman Trevino initiated a Council Consideration Request (CCR) for Development Services staff to review areas within District 1 that have multi-family zoning not consistent with adopted land use plans or current patterns of development and possibly update Section 35-310, relating to existing “MF-33” and “RM-4” zoning designations to address the growing need for housing without compromising the integrity of neighborhoods

• Governance Committee – November 1, 2017
  – Recommended DSD move forward with review
  – UDC Amendment requires review by PCTAC, Zoning Commission, Council Subcommittee and City Council Consideration

• Process to move forward
  – Formation of Taskforce
  – Monthly meetings of Taskforce to review provisions (4th Tuesdays 2 pm)
  – SA Speak Up Process for community input
  – Finalize recommendation
  – Appropriate Commissions, Committees and Council Consideration
Residential Mixed Districts

- **Medium to High Density Residential Uses**
  - Composed mainly of single family, two family and up to four family dwellings
  - Flexible design requirements to allow market and design flexibility
  - Preserve the neighborhood character and permit clustered development

- **Density Limitations**
  - RM-6: 7 units per acre
  - RM-5: 9 units per acre
  - RM-4: 11 units per acre
  - Density may be exceeded provided the minimum lot size is met for each district and the maximum number is:
    - RM-6: 2 per 6000 Square feet
    - RM-5: 3 per 5000 Square feet
    - RM-4: 4 per 4000 Square feet

- **Height Limitations**: 35 feet/3 stories
Multi-Family Districts

• Limited Density Multi-Family District: “MF-18”
  – Density Limitation: 18 units per acre
  – Height Limitation: 35 feet
• Low Density Multi-Family District: “MF-25”
  – Density Limitation: 25 units per acre
  – Height Limitation: 35 feet
• Multi-Family District: “MF-33”
  – Density Limitation: 33 units per acre
  – Height Limitation: 45 feet
• Multi-Family District: “MF-40”
  – Density Limitation: 40 units per acre
  – Height Limitation: 60 feet
• Multi-Family District: “MF-50”
  – Density Limitation: 50 units per acre
  – Height Limitation: No height restriction
• Urban Multi-Family District: “MF-65”
  – Density Limitation: 65 units per acre
  – Height Limitation: No height restriction
RM/MF Taskforce Review

• Items of Concerns to be addressed
  – “RM-4” and “MF-33” zoning designations allow for construction up to 35 feet and 45 feet respectively.
  – There are neighborhoods within Council District 1, and other areas of the city, that have lots zoned for this type of development scattered throughout the neighborhood, either through a rezoning approved decades ago or the 2001 UDC code conversion.
  – Redevelopment of these properties is resulting in incompatible height and lot coverage than adjacent developed properties.

• Taskforce Members Concerns
  – What have you heard from your neighborhood?